



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Oxford Street

Grimsby
DN32 7PB

£79,950

Coming to the market with Crofts Estate Agents is this beautiful little gem of a two bedroom semi detached house. Recently improved by its current owner, this absolute steal of a property makes the perfect first time buy or potential buy to let investment with rents achieving £525 PCM for this type of property in this area. Briefly comprising lounge, kitchen dining, stairs and landing, two bedrooms and bathroom internally and neat front and back gardens this property has all you need for simple living in an excellent layout. Close to amenities, schools, parks and bus links, this property also benefits from two allocated off road parking spaces to the rear. The property benefits from recent additions including new windows and rear door November 2022 and new boiler October 2022 plus new oven grill 2022.

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Lounge

15' 7" x 12' 0" (4.75m x 3.66m)

A good sized lounge with grey carpet, cream decor with dado rail, radiator, pendant light, uPVC frosted door and window to the front and stairs to first floor.

Kitchen dining room

9' 0" x 12' 0" (2.75m x 3.66m)

A good space with space for both cooking and eating with space for table for four. The room has wood kitchen with work top and sunken stainless sink drainer over. There is an integral oven grill, gas hob with extractor over, space for tall fridge freezer and washing machine, there is uPVC window and glazed door to the rear garden, wood effect vinyl floor, grey tiled splash backs, radiator and ceiling light.

Stairs and landing

The stairs and landing both have grey carpet and cream decor with dado rail with loft access and pendant light to the landing.

Bedroom One

12' 0" x 12' 1" (3.67m x 3.68m)

A large double bedroom has grey carpet, cream decor, two uPVC windows, two radiators, two pendant lights and built in over stairs storage cupboard.

Bedroom Two

9' 2" x 6' 4" (2.79m x 1.94m)

A second single bedroom has uPVC window to the rear, cream decor with dado rail, pendant light, grey carpet and radiator.

Bathroom

6' 0" x 5' 7" (1.82m x 1.69m)

The bathroom has white three piece suite with shower off taps over bath. The room has white splash back tiling with cream decor, wood effect vinyl floor, frosted uPVC window to the rear, ceiling light, radiator and extractor.

Rear garden

The rear garden has neat slab patio to the back of the house with slab path to second patio area. The garden is laid to lawn with neat planted soil borders to the sides. The rear garden has timber and metal fence boundary, timber gate to the front and composite garden shed.

Front garden

An open fronted slab path leads to the door and to the side of the house with well tended lawn garden and low wall to the front.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

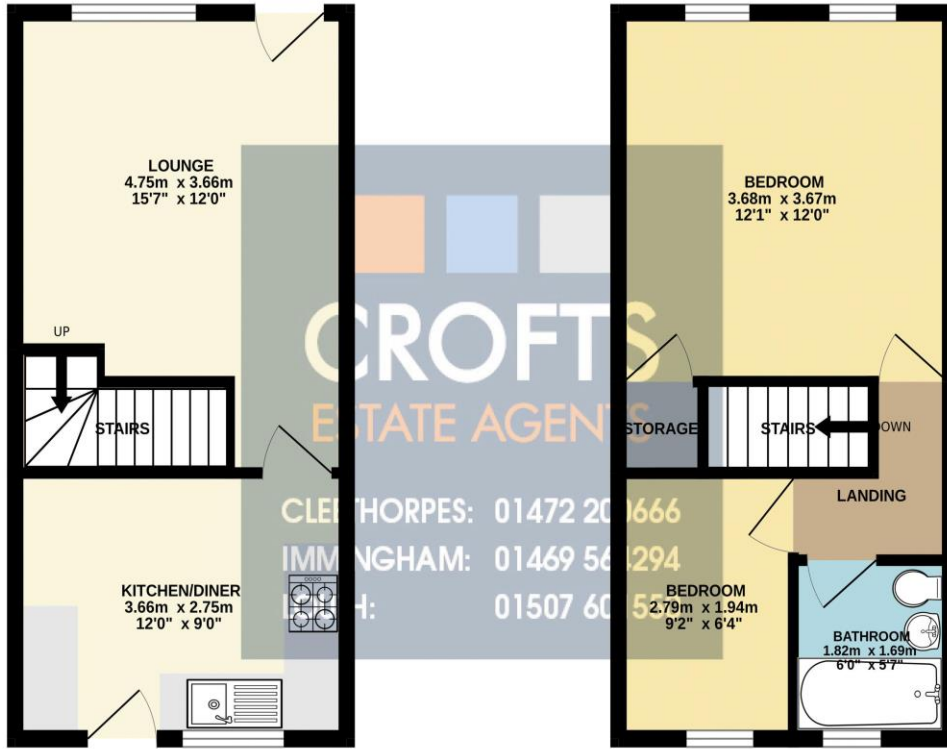
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR
27.4 sq.m. (295 sq.ft.) approx.

1ST FLOOR
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA: 54.8 sq.m. (590 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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